

LOT
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18/18A Station Road Cuffley, Hertfordshire EN6 4HT

A mid terrace building forming part of an established commercial parade, arranged as a ground floor shop unit (approximately 1,841 sq ft) and residential upper parts with potential to extend, well located for shopping and transport links of the centre of Cuffley. **Investment let at £48,400 per annum.**

Tenure

Freehold.

Location

- Located near to the junction of Station Road and Theobalds Road
- Shopping facilities can be found nearby in the centre of Cuffley along Station Road
- Recreational amenities of Cheshunt Park and Broxbourne Woods are both easily accessible



Cuffley

Description

- A two storey mid terrace building
- Forming part of an established commercial parade
- Arranged as a ground floor shop and residential upper parts
- Potential to extend into the loft (subject to requisite consents)

- The flat is accessed via a rear service road and is presented in reasonable decorative order

Accommodation

- Ground Floor (18) – Shop Unit (approximately 1,841 sq ft)
- First Floor (18a) – Entrance Hall, Reception Room, Bedroom, Kitchen, Bathroom/WC

Tenancy

Ground Floor – let to Costas Catering Ltd for a term of 20 years from and including 30th July 2015 at a current rent of £37,500 per annum. There is a rent review every 5 years. Next review July 2020.

First Floor – let on a 12 month Assured Shorthold Tenancy from 1st August 2015 at a rent of £900 per month (holding over).

Total Current Rent £48,300 per annum (Rent Review due on the Ground Floor Shop in July 2020)



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LOT
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2 Selhurst Road South Norwood, London SE25 5QF

A well located terrace corner property arranged as a ground floor shop and basement (let) and three self-contained flats (1 x two bedroom flat vacant, two sold on lease). **Part Vacant Investment let at £10,800 per annum.**

Tenure

Freehold.

Location

- Situated on the junction of Selhurst Road and Sydenham Road
- Shopping facilities are available locally on Whitehorse Road and Northcote Road and to a greater extent in Croydon town centre, along with a good selection of cafés, bars and restaurants
- Recreational facilities can be found conveniently close by at South Norwood Recreation Ground and Heavers Meadow
- Nearby road communications are via the A212 and A213



Selhurst

Description

- A terrace corner property
- Arranged as a ground floor and basement shop unit and three self-contained flats
- Off-street parking
- Rear garden

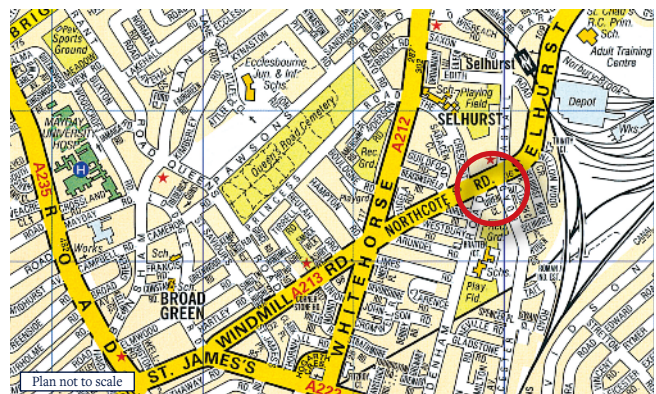
Accommodation

- 2 Selhurst Road – Ground floor shop unit and basement sold on lease for a term of 999 years from 12th May 1989. Ground rent £50 per annum. Currently sub-let for a term of 15 years from 17th June 2015 at a rent of £10,800 per annum, mutual break clause to end of term from 2020
- 430 Sydenham Road – Ground floor flat sold on lease for a term of 99 years from 25th December 2013 at a peppercorn ground rent. Currently vacant. Two Bedrooms, Reception Room/Kitchen, Bathroom/WC. Vacant.
- 432 Sydenham Road – First floor flat sold on lease for a term of 99 years from 25th December 2013 at a peppercorn ground rent
- 2 Selhurst Road – First floor flat sold on lease for a term of 189 years from 13th July 1990 at nil ground rent

Total Current Rent £10,800 per annum

Viewing

Please refer to our website savills.co.uk/auctions



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